

042.0

0007

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

867,000 /

867,000

USE VALUE:

867,000 /

867,000

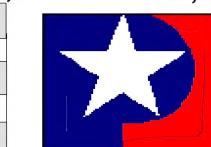
ASSESSED:

867,000 /

867,000

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY


Patriot
 Properties Inc.

No	Alt No	Direction/Street/City
70-72		ALLEN ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: SWEENEY MARY E	
Owner 2:	
Owner 3:	

Street 1: 72 ALLEN ST
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y

Postal: 02474	Type:
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PREVIOUS OWNER

Owner 1: SWEENEY MARY E & JEAN E -
Owner 2: -

Street 1: 72 ALLEN ST
Twn/City: ARLINGTON

St/Prov: MA Cntry:
Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 4,860 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Wood Shingle Exterior and 2191 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4860		Sq. Ft.	Site		0	80.	1.16	1									452,641						452,600	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
104	4860.000	409,300	5,100	452,600	867,000	

Total Card	0.112	409,300	5,100	452,600	867,000	Entered Lot Size
Total Parcel	0.112	409,300	5,100	452,600	867,000	Total Land:

Source: Market Adj Cost	Total Value per SQ unit /Card:	395.67	/Parcel: 395.6	Land Unit Type:
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Parcel ID 042.0-0007-0006.0

!3604!

PRINT

Date

Time

12/10/20

18:48:54

LAST REV

Date

Time

12/04/17

09:51:16

ekelly

3604

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SWEENEY MARY E	58348-586		1/25/2012	Convenience		1	No	No	
	11772-128		11/24/1969				No	No	N

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
8/14/2008	926	Porch	21,500					replace front porc	11/2/2017	Inspected	DGM	D Mann
									10/7/2017	MEAS&NOTICE	HS	Hanne S
									1/22/2009	Meas/Inspect	294	PATRIOT
									4/29/2000	Inspected	243	PATRIOT
									3/2/2000	Measured	268	PATRIOT
									8/24/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 13 - Multi-Garden				Full Bath: 1	Rating: Average														
Sty Ht: 2A - 2 Sty +Attic				A Bath: 1	Rating: Fair														
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:														
Foundation: 2 - Conc. Block				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath:	Rating:														
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:														
Sec Wall:			%	OthrFix:	Rating:														
Roof Struct: 2 - Hip				OTHER FEATURES				RESIDENTIAL GRID											
Roof Cover: 1 - Asphalt Shgl				Kits: 2	Rating: Fair			1st Res Grid	Desc: Line 1	# Units: 2									
Color: BROWN				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O										
View / Desir:				Fpl:	Rating:			Other											
GENERAL INFORMATION				WSFlue:	Rating:			Upper											
Grade: C - Average								Lvl 2											
Year Blt: 1922	Eff Yr Blt:							Lvl 1											
Alt LUC:		Alt %:						Lower											
Jurisdict:		Fact: .																	
Const Mod:				CONDOS INFORMATION				REMODELING								RES BREAKDOWN			
Lump Sum Adj:				Location:				Exterior:	No Unit	RMS	BRS	FL							
INTERIOR INFORMATION				Total Units:				Interior:	2	5	2								
Avg Ht/FL: STD				Floor:				Additions:											
Prim Int Wall: 2 - Plaster				% Own:				Kitchen:											
Sec Int Wall: 1 - Drywall	10 %			Name:				Baths:											
Partition: T - Typical								Plumbing:											
Prim Floors: 3 - Hardwood								Electric:											
Sec Floors: 5 - Lino/Vinyl	20 %			Total:	31	%		Heating:											
Bsmnt Flr: 12 - Concrete								General:											
Subfloor:																			
Bsmnt Gar:																			
Electric: 3 - Typical																			
Insulation: 2 - Typical																			
Int vs Ext: S																			
Heat Fuel: 1 - Oil																			
Heat Type: 5 - Steam																			
# Heat Sys: 2																			
% Heated: 100		% AC:																	
Solar HW: NO		Central Vac: NO																	
% Com Wall		% Sprinkled:																	
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS																			
PARCEL ID 042.0-0007-0006.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y		120X20	A	AV	1922		21.25	T	40	104			5,100			
More: N	Total Yard Items:	5,100		Total Special Features:			Total:	5,100											
